

**7 Freshwater Parade, Claremont, WA, 6010**



**House For Sale**

Wednesday, 14 August 2024

7 Freshwater Parade, Claremont, WA, 6010

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Vivien Yap

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## A Tale of Love and Laughter

A home that feels as if it has been lifted from the pages of a storybook, 7 Freshwater Parade has witnessed over a century of life, love, and laughter. The elevated four-bedroom, two-bathroom pre-war residence has evolved gracefully over the years, yet it stands as proud today as it did over one hundred years ago.

An imposing street presence and exterior period detailing make a bold statement from the street. Nostalgia from its original federation styling pulls on the heart strings as you approach the fully restored leadlight front door. Bull-nosed roof profiles, wide verandas and elaborate timber detailing serve as the prelude to a theme carried throughout the home.

Inside, the house brims with character. Lofty ceilings and solid dark stained floorboards tell tales of old, while the elegant decorative cornices add a touch of timeless grace. Downstairs, a glorious media or reception room enjoys a beautiful gas fireplace, a chandelier and intricate ceiling detail.

Moving through the wide hallway, two further bedrooms and the fourth bedroom / home office provide fantastic options for a range of family dynamics. Offering both tranquillity and inspiration, the two larger bedrooms boast their own ornamental fireplaces and good ambient light flow.

Without question, the open-plan family, dining, and kitchen area at the rear is the beating heart of the home. An articulate and light filled space that provides both scale and connectivity. Here, gastronomic adventures fill the air with anticipation, family members congregate and before long, the room is alive with stories and laughter.

The conservatory, a light-filled extension of the living area provides a space that feels like an extension of the garden. As the sun dips below the horizon, and under the soft glow of garden lights, dining al fresco is a magical experience. Designed by the renowned Paul Bangay, the garden is a private oasis. A feature water fountain and tranquil pond adds to the serene ambience and is a special space to build lifelong memories as the stars begin to twinkle above.

The newly finished stairs ascend to the master suite, a private and peaceful retreat. Lush carpet, elaborate skirting and beautiful sash windows accent the expansive room. Double French doors open to a generous east facing balcony which enjoys captivating views over Claremont Park and the areas sublime tree canopy. A luxuriously appointed ensuite bathroom includes twin standalone vanities, full height large format tiles and a double shower recess. A spacious, fully fitted walk-in dressing room provides adequate storage.

Life at 7 Freshwater Parade is special. Blending privacy and community, it's sought after 'village feel' provides an easy stroll to the vibrant Claremont Quarter where cafes, boutiques, and restaurants bustle with energy. The pristine waters of Freshwater Bay, Claremont Yacht Club and the iconic Claremont Park are moments away and provide endless opportunities for leisure. Yet, despite its proximity, the home feels like a secluded retreat, a sanctuary 'far from the madding crowd.'

Functionality in this home does not come at the expense of aesthetics. The layout is optimized for those lucky enough to call this home and while it boasts superb articulation, the palate, materials, and period detailing only elevate the home's sophistication.

At a glance;

- Green titled, elevated land holding of 759m<sup>2</sup>
- Original build circa 1906
- Four-bedrooms (fourth bed currently used as a home office), two-bathrooms and gated double carport
- Highly functional open plan kitchen with double undermount sink, stone tops, stylish tapware, upright combination ovens and a commercial grade Belling oven with five burner gas cooktop
- Well-sized laundry or butler's pantry off the kitchen which is fully fitted with extensive storage options and direct access to the rear outdoor area

- Fully enclosed conservatory acts as an extension of the internal living spaces
- Large media room with gas fireplace
- Ducted and zoned reverse cycle and split system air conditioning
- Gas storage hot water heater
- Two gas and two ornamental fireplaces
- Large saltwater chlorinated swimming pool
- 6.6Kw solar system
- Landscape architecture by renowned Paul Bangay. Extensive perimeter hedging, ornate water fountains, retained beds, feature lighting and limestone surrounds
- Bore reticulation
- Automatic double vehicle gate
- Alarm
- Combination of curtains and plantation shutters throughout

The strong narrative throughout the home is one of a well-proportioned, superbly crafted family residence. It delivers an impressive balance of versatility and functionality. A thoroughbred property within the prestigious 6010 postcode, it represents a unique opportunity to acquire a truly landmark asset.

For further information and to arrange your private inspection of this prestigious home, contact Vivien Yap on 0433 258 818 or Adrian Loh on 0411 019 185.

Rates & Local Information:

Water Rates: \$2,251.50 (2023/24)

Town of Claremont Council Rates: \$1,725.73 (2023/24)

Zoning: R25

Primary School Catchment: Freshwater Bay Primary School

Secondary School Catchments: Shenton College

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